

# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard, 5th Floor

Long Beach, CA 90802

FAX (562) 570-6753

ENVIRONMENTAL PLANNING

\$25.00 FILING FEE

## NOTICE OF PREPARATION

To: Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Highway, #1101  
Norwalk, CA 90650

From: Community & Environmental Planning Division  
Department of Planning and Building  
333 West Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

Date Delivered:

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of \$25.00 for processing.

Notice is hereby given that the City of Long Beach Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Negative Declaration for the project listed below:

1. **Project Location:**

2. **Project Title:**

3. **Project Description:**

4. Review period during which the Lead Agency will receive comments on the proposed mitigated Negative Declaration:

Starting Date:

Ending Date:

5. Public Meeting of the Planning Commission

Date:

Time: 1:30 p.m.

Location: City Council Chambers  
Long Beach City Hall  
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: [www.longbeach.gov/plan/pb/epd/er.asp](http://www.longbeach.gov/plan/pb/epd/er.asp).
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find adverse impacts to occur to the following resource areas:
9. The Negative Declaration has no significant impacts.

For additional information contact:

333 West Ocean Boulevard, Floor  
Long Beach, CA 90802

CITY OF LONG BEACH  
PLANNING COMMISSION

**NEGATIVE DECLARATION**

**PROJECT:**

**I. TITLE:**

**II. PROPONENT**

**III. DESCRIPTION**

**IV. LOCATION**

**V. HEARING DATE & TIME**

**VI. HEARING LOCATION**

City Council Chambers  
Long Beach City Hall  
333 West Ocean Boulevard, Plaza Level

**FINDING:**

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- \* If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

## INITIAL STUDY

*Prepared by:*

City of Long Beach  
Community and Environmental Planning  
333 West Ocean Boulevard, Fifth Floor  
Long Beach, California 90802

## **INITIAL STUDY**

- 1. Project title:**
- 2. Lead agency name and address:**
- 3. Contact person and phone number:**
- 4. Project location:**
- 5. Project sponsor's name and address:**
- 6. General Plan:**
- 7. Zoning:**

**8. Description of project:**

**9. Surrounding land uses and setting:**

**10. Other public agencies whose approval is required:**

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards & Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	National Pollution Discharge Elimination System	Noise
Population/Housing	Public Services	Recreation
Transportation	Utilities/Service Systems	Mandatory Findings of Significance

## DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



## **EVALUATION OF ENVIRONMENT IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

## ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
<b>II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				
<b>III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?				
e) Create objectionable odors affecting a substantial number of people?				

**IV. BIOLOGICAL RESOURCES – Would the project:**

- a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

**V. CULTURAL RESOURCES** – Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

**VI. GEOLOGY AND SOILS** – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
  - ii) Strong seismic ground shaking?
  - iii) Seismic-related ground failure, including Liquefaction?
  - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				

## VII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
f) Otherwise degrade water quality?				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?				

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

**IX. LAND USE AND PLANNING –** Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**X. MINERAL RESOURCES –** Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM –** Would the project:

- a) Result in a significant loss of pervious surface?
- b) Create a significant discharge of pollutants into the storm drain or water way?
- c) Violate any best management practices of the National Pollution Discharge Elimination System permit?

**XII. NOISE –** Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				

**XIII. POPULATION AND HOUSING –** Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

**XIV. PUBLIC SERVICES –** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. RECREATION –</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
<b>XVI. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e) Result in inadequate emergency access?				
f) Result in inadequate parking capacity?				
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				
<b>XVII. UTILITIES AND SERVICE SYSTEMS –</b>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

## DISCUSSION OF ENVIRONMENTAL IMPACTS

### I. AESTHETICS

**a. Would the project have a substantial adverse effect on a scenic vista?**

Less Than Significant Impact.

The project site is located in the East Village Mixed Use subarea of the Downtown Long Beach Planned Development District (PD-30) east of the highly urbanized Downtown core. The proposed amendment to PD-30 would allow new construction to be four stories in height rather than three stories in a portion of the subarea. Because the amendment would result in new construction being 22' taller than is currently permitted, the response to the question cannot be "No Impact." However, there are many existing residential buildings in the neighborhood that are two to ten stories in height. Approval of the proposed project would not have a substantial adverse effect on any scenic vista.

**b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact.

The project site is located in a highly urbanized area that does not contain any natural scenic resources. The project site is also not located on a State Scenic Highway.

**c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

Less Than Significant Impact.

Please see I (a) above for discussion.

**d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact.

The project site is located in an area that is urbanized with nighttime light sources. Approval of the proposed project would permit buildings to be

constructed to 60' rather than 38'. Any new construction would include new sources of light over what exists at the present. New light sources, however, would not be expected to adversely affect views.

## **II. AGRICULTURE RESOURCES**

### No Impact. (for a, b and c)

The project site is not located within an agricultural zone, and there are no agricultural zones within the vicinity of the project. The proposed project would be located within a sector of the city that has been built upon for over a century. The proposed project, an amendment to PD-30 Zoning, would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or county.

## **III. AIR QUALITY**

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides,

reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

**a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?**

No Impact.

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The proposed project would be an amendment to PD-30, and would permit new structures in a portion of the East Village Mixed Use subarea to be constructed to four stories (60') rather than three stories (38'). The project would not introduce new trips to the area. The increase in building height could potentially increase the eventual number of trips in the area.

Therefore, the project is within the growth forecasts for the sub region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that calls for achieving air quality improvements in a manner that continues economic growth.

**b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?**

No Impact.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the

CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than adopted thresholds are considered regionally significant. There would be no construction emissions resulting from the proposed project. It would involve a change to the PD-30 Zoning for a portion of the East Village Mixed Use subarea and, in itself, would not trigger any construction.

There would be no long-term emission sources or operational emissions resulting from the proposed project. The project would change possible building height limits but would not result in any new developments. In the future, such developments would be analyzed individually for their impact upon air quality.

**c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

No Impact.

Please see III (a) and (be) above for discussion.

**d. Would the project expose sensitive receptors to substantial pollutant concentrations?**

No Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. The proposed project would not involve any construction and, therefore, would have no impact upon sensitive receptors.

**e. Would the project create objectionable odors affecting a substantial number of people?**

No Impact.

The proposed project would be an amendment to PD-30, the zoning for the East Village area. The project would not involve any construction.

#### **IV. BIOLOGICAL RESOURCES**

No Impact. (for a, b, c, d, e and f)

The proposed project site is located within a highly urbanized portion of the city, and is adjacent to other existing residential and commercial structures. The vegetation is minimal and consists of common horticultural species in landscaped areas. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The proposed site is not located in a protected wetlands area. Approval of an amendment to PD-30 would not interfere with the migratory movement of any wildlife species. The biological habitat and species diversity is limited to that typically found in highly populated and urbanized Southern California settings. No adverse impacts would be anticipated to biological resources.

#### **V. CULTURAL RESOURCES**

No Impact. (for a, b, c and d)

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people have been destroyed as the city has been developed. Of the archaeological sites remaining, many of them seem to be located in the southeast sector of the city. No adverse impacts are anticipated to cultural resources.

**a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?**

The proposed project would be an amendment to PD-30 Zoning and would not involve any construction. The proposed project would not alter the significance of any historical resource.

**b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?**

The project site is located outside the area of the City expected to have the higher probability of latent artifacts. The proposed project would not involve any excavation.

**c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

The project would not involve the demolition or destruction of any existing resources or alter any geologic features.

**d. Would the project disturb any human remains, including those interred outside of formal cemeteries?**

Please see V. (b) above for discussion.

**VI. GEOLOGY AND SOILS**

**a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact.

Per the Seismic Safety Element of the General Plan, no faults are known to pass beneath the project area, nor is it in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. Other potentially active faults in the area are the Richfield Fault, the Marine Stadium Fault, the Palos Verdes Fault and the Los Alamitos Fault. Because faults do exist in the City, "No Impact" would not be an appropriate response, but a less than significant impact would be anticipated.

**ii) Strong seismic ground shaking?**

No Impact.

The relative close proximity of the Newport-Inglewood Fault could create substantial ground shaking in the area of the project site if a seismic event occurred along the fault. However, there are numerous variables that determine the level of damage to a specific location. The project, itself, does not involve any construction. No significant impact would be anticipated.



**iii) Seismic-related ground failure, including Liquefaction?**

No Impact.

The proposed project is outside the area where liquefaction could potentially occur, based upon Plate 7 in the Seismic Safety Element of the City's General Plan. Therefore, no Impact is anticipated.

**iv) Landslides?**

No Impact.

Per the Seismic Safety Element, the project area is outside the boundaries of where landslides would be anticipated to occur. Therefore, no impact would be expected.

**b. Would the project result in substantial soil erosion or the loss of topsoil?**

No Impact.

The proposed project would be a change to the Zoning for the area and would not involve any construction. Therefore, it would not result in any soil erosion. No impact would be anticipated.

**c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

No Impact.

According to the Seismic Safety Element, the project area is located on soil made up of predominantly granular non-marine terrace deposits overlying Pleistocene granular marine sediments at shallow depths. There is nothing in the Element to indicate this type of soil in the location of the proposed project would become unstable as a result of the project.

**d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

No Impact.

Please see VI. (d) above for discussion.

**e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?**

No Impact.

Please see VI. (d) above for discussion. Also, sewers are in place in the vicinity of the project site. Therefore, the use of septic tanks or an alternative waste water disposal system would not be necessary.

## **VII. HAZARDS AND HAZARDOUS MATERIALS**

**a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

No Impact:

The proposed project would not involve any construction or transport of any materials. The project would not create any significant hazard.

**b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

No Impact.

The proposed project would not cause any reasonable foreseeable upsets or accidents. The project would result in buildings within a portion of the East Village Mixed Use subarea of PD-30 to be built taller than is currently permitted.

**c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Less Than Significant Impact:

The area of the proposed project is located within one quarter mile of an elementary school. However, the project would not involve any construction and, therefore, would not emit any emissions or result in the handling of any hazardous materials.

**d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact:

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The Cortese List does not list the proposed project area as contaminated with hazardous materials.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact:

The area of the proposed project is not located within any airport land use plan.

**f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact.

Please see VII (e) above for discussion.

**g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact:

The proposed project would result in new structures in the project area to be built to a maximum of 60' rather than 38' in height. The project would not result in any new structures. Future proposed developments in the project area would be required to comply with all current Fire and Health and Safety codes and would be required by code to have posted evacuation routes to be utilized in the event of an emergency.

**h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?**

No Impact:

The project site is located within an urbanized setting and would not expose people or structures to a significant risk of loss, injury or death involving wild land fires.

## **VIII. HYDROLOGY AND WATER QUALITY**

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

**a. Would the project violate any water quality standards or waste discharge requirements?**

No Impact:

The proposed project would be a change to the Zoning and would not involve the discharge of any water into the system. The project would not violate any wastewater discharge standards.

**b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

No Impact.

The proposed project would impact an area in an urban setting with water systems in place that were designed to accommodate development. The future development of land uses permitted in the PD-30 Zoning would not be expected to substantially deplete or interfere with the recharge of groundwater supplies.

**c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

No Impact.

The project area is in an urban setting and is not near any stream or river. The proposed project would not result in any erosion or siltation on or off the site and would have no impact upon any drainage pattern.

**d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?**

No Impact:

Please see VIII (c) for discussion.

**e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?**

No Impact:

Please see VIII (c) and (d) above for discussion.

**f. Would the project otherwise degrade water quality?**

No Impact.

The proposed project would have no impact upon water quality. The project would be a change to the Zoning code and would not involve any construction.

**g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact:

The proposed project would not involve the construction of any housing or other structures. Further, according to the Plate 10 of the Seismic Safety

Element, the project site is located outside of the 100-year flood hazard area. There would be no impact.

**h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact.

Please see VIII (g) above for discussion.

**i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

No Impact.

The project area is not located where it would be impacted by flooding, nor is it located within proximity of a levee or dam. There would be no impact.

**j. Would the project result in inundation by seiche, tsunami or mudflow?**

No Impact.

According to Plate 11 of the Seismic Safety Element, the project area is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. Therefore, there would be no impact.

**IX. LAND USE AND PLANNING**

**a. Would the project physically divide an established community?**

Less Than Significant Impact.

The proposed project would occur in the East Village Arts District, which is located east of the Downtown core of the City. The Arts District is an urban neighborhood where mixed-use buildings vary in height from two to ten stories. Specifically, the proposed project would affect the properties indicated on Exhibits A and B. During the processing of the proposed project, the zone change was presented to the neighborhood at several community meetings. Discussion of changing the maximum allowed building height from three stories (38') to four stories (60') took place and was supported by the majority in the neighborhood. Further, the proposed zone change would be consistent with the *East Village Arts District Guide*

*for Development.* As a result of the consensus, the proposed project would not be expected to physically divide the established community.

**b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

Less Than Significant Impact.

The project area is located in the City's General Plan Land Use District, #7, which is for Mixed Use development. The proposed project would amend the PD-30 Zoning, specifically a portion of the East Village Mixed Use subarea (Exhibit A). The project would increase the maximum building height allowed from three stories at 38' to four stories at 60'. The new criteria would be specific to four-story developments is detailed on Exhibit C.

As indicated in IX (a), the proposed change to the PD-30 Zoning was introduced to and reviewed by the East Village Arts District neighborhood. The change was well received by the community. The portion of the East Village Mixed Use subarea that would be affected by the zone change, a section of the Broadway corridor, would provide a new transition from the existing three-story subarea to the existing six-story subarea.

The proposed project would not be anticipated to conflict with any other plan or ordinance that was adopted to avoid and/or mitigate effects upon the environment. The change in Zoning would be anticipated to have a less than significant impact upon the environment.

**c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?**

No Impact.

The proposed project would occur in an urban, built-out area. There are no habitat conservation or community conservation plans in place that would conflict with the project area.

## **X. MINERAL RESOURCES**

The primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations within the city have diminished over the last century as this resource has become depleted due to extraction

operations. Today, oil extraction continues but on a greatly reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development of the proposed project would not be anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

**a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact.

The project area is located in an urbanized setting. The proposed project would be a change to the PD-30 Zoning and would not involve any excavation or construction. Therefore, the project would not result in the loss of availability of any known mineral resource.

**b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact.

Please see X (a) above for discussion.

**XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)**

The proposed project would involve the development of a four-story structure, including three levels of habitable space over ground floor retail and parking at grade and two levels below ground. The project site is already an impervious surface covered by hardscape.

**a. Would the project result in a significant lose of pervious surface?**

No Impact:

The proposed project would not involve any excavation or construction. Therefore, the proposed project would not result in a significant loss of pervious surface.

**b. Would the project create a significant discharge of pollutants into the storm drain or water way?**



No Impact.

The proposed project would result in buildings being permitted to be constructed to a height of 60' rather than 38' in a portion of the East Village Mixed Use subarea of PD-30. The project would not involve any activity that would result in any significant discharge of pollutants into a storm drain.

**c. Would the project violate any best management practices of the National Pollution Discharge Elimination System permit?**

No Impact.

The proposed project would not involve any excavation, demolition or construction. The requirements of NPDES would not be necessary or applicable for the project.

**XII. NOISE**

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

**a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?**

No Impact.

The proposed project would be a change to the PD-30 Zoning for a portion of the East Village Mixed Use subarea. The project would not result in any construction activity or any other activity that would involve an increase in noise in the project area. Therefore, there would be no impact.

**b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**

No Impact.

Please see XII (a) above for discussion.

**c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

No Impact.

Please see XII (a) above for discussion.

**d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

No Impact.

Please see XII (a) above for discussion.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact:

The proposed project is not located within any airport land use plan.

**f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?**

No Impact:

The proposed project is not located within the vicinity of a private airstrip.

### **XIII. POPULATION AND HOUSING**

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. According to the 2000 Census, Long Beach has a population of 461,522, which presents a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

**a. Would the project induce substantial population growth in an area, either directly or indirectly?**

Less Than Significant Impact.

The proposed project would increase the potential building height of new structures in a portion of the East Village Mixed Use subarea of PD-30. With a maximum height of 60' rather than 38', there would be an expectation of more opportunity for new mixed use development. This could include more residential units and/or larger residential units. Therefore, the project could result in an increase in the population, but the growth would not be substantial over that which would be permitted with the current Zoning regulations for the subarea.

**b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Less Than Significant Impact.

The proposed project could result in property owners in the project area determining to recycle building sites. This could include the tearing down of existing residential square footage to build new development. Such an impact would be expected in the project area and would be expected to be less than significant. The number of units displaced would not be anticipated to be substantial.

**c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Less Than Significant Impact.

The proposed project could result in property owners in the project area determining to recycle building sites. Such recycling could involve removing existing dwelling units. However, as with the number of units

displaced in the response to XIII (b), the number of people displaced would not be expected to be substantial.

#### **XIV. PUBLIC SERVICES**

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into the Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the city of Signal Hill and a large portion of the city of Lakewood. The District has been operating at or over capacity.

#### **Would the proposed project have an adverse impact upon any of the following public services:**

##### **a. Fire protection?**

No Impact.

The proposed project would not involve any new construction. The change in Zoning would allow taller buildings. Any subsequent new structures would have individual review by the Fire Department for potential impacts and compliance with the Fire Code. The proposed project would not be expected to have an adverse impact upon Fire services.

##### **b. Police protection?**

No Impact.

The project area is served by the Police Department's South Division. The proposed project would not involve a new development that the Police would need to patrol. Any subsequent developments would be reviewed by the Police Department with regard to security lighting, locks, defensible design and other related issues. The proposed project would not be expected to have an adverse impact upon Police services.

**c. Schools?**

Less Than Significant Impact.

The proposed project could result in new structures in the project area potentially being built to 60' in height rather than 38' in height. New developments would have separate environmental review and would be assessed with impact fees for residential square footage that could result in an impact to public schools.

**d. Parks?**

Less Than Significant Impact.

Unfortunately, the project area is located in one of the most park deficient sectors of the City. The proposed project would not involve new square footage and, therefore, would not be assessed a Park Impact Fee. Any future developments in the project area that include residential square footage would be assessed for their impact to the City's parks.

**e. Other public facilities?**

No Impact.

No other public facilities have been identified that would be adversely impacted by the proposed project.

**XV. RECREATION**

**a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

No Impact.

The proposed project would involve a change to the PD-30 Zoning. The project itself would not result in the development of any new residential units.

**b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact.

The proposed project would not include any actual development or facilities.

**XV. TRANSPORTATION/TRAFFIC**

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

The proposed project would be a change to the PD-30 Zoning and would specifically impact a portion of the East Village Mixed Use subarea. The project would not include any development.

**a. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Less than Significant Impact.

The proposed project would increase the building height limit in a portion of the East Village Mixed Use subarea to four stories (60') rather than three stories (38'). The increase in building height would potentially result in larger buildings, more square footage and more trips. However, as part of the Downtown core, the project area had been viewed as underutilized and the proposed change to the Zoning was encouraged and desired by the community. The potential increased impact upon the streets and intersections in the area was taken into account in analysis of the proposed project. The increased impact would be anticipated to be less than significant.

**b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Less than Significant Impact.

Please see XV (a) for discussion. The proposed project would not be expected to result in a volume of trips that would exceed the capabilities of the surrounding streets and intersections.

**c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact.

The proposed project would have no impact upon air traffic patterns and would be unrelated to air traffic in general.

**d. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

No Impact.

The proposed project would have no impact upon circulation in the area of the project. The project would not involve impact any intersections or transportation design features.

**e. Would the project result in inadequate emergency access?**

No Impact.

The proposed project would not involve any construction and, therefore, would not impact any emergency access issues in the area of the project.

**f. Would the project result in inadequate parking capacity?**

No Impact.

The proposed project would not result in any new development that would require parking. Any future developments proposed as a result of the change to the PD-30 Zoning would be required to provide parking in compliance with the Zoning code. The project in question would not result in an inadequate parking capacity in the project area.

**g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

No Impact:

The proposed project would have no impact upon policies related to alternative forms of transportation.

**XVI. UTILITIES AND SERVICE SYSTEMS**

**Would the project::**

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact: (for a, b, c, d, e, f and g)

The proposed project would not result in actual new construction. Any subsequent developments that would occur after the proposed project would have their own environmental review. None would be expected to place an undue burden on any utility or service system. The project area is in an urbanized setting with all utilities and services in place.



Future development was taken into account when the surrounding utility and service systems were planned.

## **XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

**a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact.

The proposed project would be located within an established urbanized setting. There would be no anticipated negative impact to any known fish or wildlife habitat or species.

**b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Less Than Significant Impact.

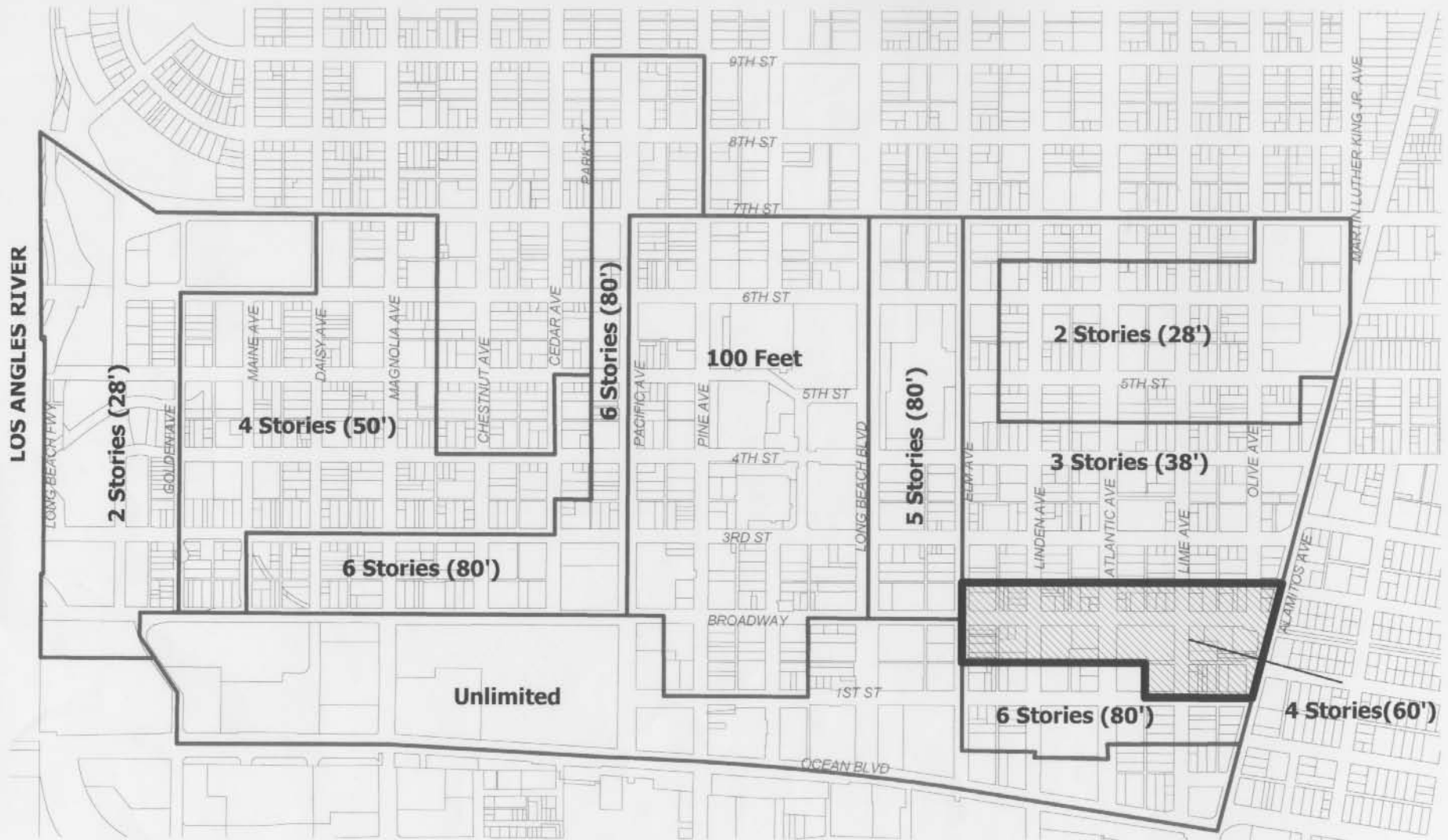
The proposed project would not be anticipated to result in impacts that would be cumulatively considerable. The change to PD-30 would permit new developments at a height of 60’ rather than 38’, thus potentially resulting in more residential units or larger residential units and more trips. However, an increase in population in the East Village Mixed Use subarea would not be counter to the image and goals of the Downtown core. Such an impact would not be expected to have a negative effect upon the environment.

**c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

No Impact.

There are no adverse environmental effects to human life either directly or indirectly related to the proposed project.

# Exhibit A



Area to be changed from 3 Stories(38') to 4 Stories(60')



TSD, gis pd30.apr , rrl , 3/2005

## PROPOSED AMENDMENT TO A PORTION OF PART 3 OF DOWNTOWN PD ZONE--HEIGHT DISTRICTS MAP EXHIBIT 'A'

Rezoning case  
RZ-05-02-35

## Broadway Corridor Rezoning Affected Parcels

No.	Parcel No.	Address
1	7281016012	220 Elm Avenue
2	7281016021 (thru 040)	200 Elm Avenue
3	7281016014	425 - 427 E. Broadway
4	7281016015	431 E. Broadway
5	7281016016	217 Linden Avenue
6	7281016017	211 Linden Avenue
7	7281016018	209 Linden Avenue
8	7281016019	435-449 E. Broadway
9	7281019027	426 E. Broadway
10	7281019026	434-438 E. Broadway
11	7281019028	130-153 Linden Avenue
12	7281019016	125 Linden Avenue
13	7281019017	124-128 Elm Avenue
14	7281019015	130 Elm Avenue
15	7281019014	138 Elm Avenue
16	7281019901	142 Elm Avenue
17	7281019903	No Address (MTA Substation)
18	7281019902	No Address (Arts Park - City owned)
19	7281019008	154 Elm Avenue, 400-422 E. Broadway
20	7281015032	220 Linden Avenue
21	7281015036	222 Linden Avenue
22	7281015033	218 Linden Avenue
23	7281015034	216 Linden Avenue
24	7281015031	501 - 505 E Broadway
25	7281015035	513 - 521 E Broadway
26	7281015037	523 E Broadway
27	7281015038	525 E Broadway
28	7281015039	535 - 541 E Broadway
29	7281015040	545 - 547 E Broadway
30	7281015041	211 Atlantic Avenue
31	7281015501	215 Atlantic Avenue
32	7281020500	500 - 510 E Broadway, 132 - 144 Linden Avenue (Lafayette Complex)
33	7281019001	540 - 544 E Broadway, 185 Atlantic Avenue
34	7281019002	129 Atlantic Avenue
35	7281021019	600 E. Broadway (Vons)
36	7281014017	623 E Broadway
37	7281014016	625 E. Broadway
38	7281014018	633 - 637 E. Broadway
39	7281014020	643 - 649 E. Broadway
40	7281014019	223 Lime Avenue
41	7281021021	631 - 633 E. 1st Street
42	7281021500	701 - 707 E. 1st Street, 102 - 110 Lime Avenue
43	7281021013	711 E. 1st Street
44	7281021015	713 E. 1st Street
45	7281021016	717 - 723 E. 1st Street
46	7281021014	712 E. Alta Way
47	7281021012	708 E. Alta Way
48	7281021010	112 - 122 Lime Avenue

# Broadway Corridor Rezoning Affected Parcels

No.	Parcel No.	Address
49	7281021009	128 Lime Avenue
50	7281021006	140 Lime Avenue
51	7281021002	700 E. Broadway
52	7281013013	705 E. Broadway
53	7281013012	218 - 224 Lime Avenue
54	7281013014	No address found (parking lot)
55	7281021004	730 E. Broadway
56	7281013016	733 E. Broadway
57	7281013015	731 E. Broadway
58	7281013017	739 E. Broadway
59	7281013018	743 - 745 E. Broadway
60	7281021032	740 E. Broadway
61	7281013025	803 - 805 E. Broadway
62	7281013024	237 - 239 Alamitos Avenue, 216 Olive Avenue
63	7281013023	224 Olive Avenue
64	7281021900	No address found (parking lot)
65	7281021033	No address found (parking lot)
66	7281021034	No address found (parking lot)
67	7281021008	No address found (parking lot)
68	7281021018	739 E. 1st Street, 101 Alamitos Avenue
69	7281021017	725 E. 1st Street

Project Boundaries:

The project area (Broadway corridor) consists of all properties south of E. Maple Way (mid block between Broadway and 3<sup>rd</sup> Street) and north of E. Alta Way (mid block between 1<sup>st</sup> Street and Broadway) between Elm Avenue and Alamos Avenue, as well as all properties located south of E. Alta Way and north of 1<sup>st</sup> Street between Alamos Avenue and Broadway Court (mid block between Atlantic Avenue and Lime Avenue).

Proposed Zoning Code Amendment:

Additions in **bold**.

TABLE 2 - Downtown Planned Development Area - Permitted Residential Density				
Sub-Area	Lot Area of 0-4000 sf	Lot Area of 4001-7,500 sf	Lot Area of 7501-15,000 sf	Lot Area of 15,001 sf or larger
East Village Mixed Use	1 unit	1 unit per 1,400 sf (31 units/ acre) <b>or</b> <b>1 unit per 968 sf</b> <b>(45 units/acre)*</b>	1 unit per 1,200 sf (36 units/ acre) <b>or</b> <b>1 unit per 837 sf</b> <b>(52 units/acre)*</b>	1 unit per 900 sf (48 units/acre) <b>or</b> <b>1 unit per 625 sf (70</b> <b>units/acre)*</b>

\* Higher density allowed only for developments at least four stories in height. See attached "Height District" Map.